

AGENDA  
BROOKFIELD ZONING COMMISSION  
Thursday, June 26, 2014 – 7:00 p.m.  
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

---

1. **Convene Meeting**
  - a. **Review Minutes of Previous Meetings: 6/12/14**
  
2. **Land Use Enforcement**
  - a. **Enforcement Officer's Report:**
  
3. **Review Correspondence**
  - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 6/9/14; Zoning Board of Appeals; Planning Commission 6/5/14, 6/19/14;**
  
  - b. E-mail from Hal Kurfels to Katherine Daniel dated 6/17/14 Re: Zoning Regulation
    - Addition string of e-mails attached on the subject
  
4. **Public Hearing 7:30 p.m.**
  - a. **434 Federal Road (FW Webb) #201400480:** Design Review for new 27,350 square foot building & Associated site amenities (*ph close date 7/30/14*)
    1. Map titled "Layout & Materials Plan" prepared by CCA, LLC dated 6/4/14 revised for sign location and sidewalk 6/18/14 – sheet C1
  
5. **Continued Public Hearing: No Continued hearings**
  
6. **Old Business:**
  - a. **Proposed Zone Change for 19 & 23 Station Road #201400370:** Request for 19 & 23 Station Rd which is currently in the Town Center District to include Incentive Housing District Overlay: Perimeter sub-zone (*Public Hearing scheduled for 7/10/14 @7:30*)
    1. Response memo from Planning to Zoning dated 6/20/14 Re: 19i & 23 Station Rd – Proposed Zone Change #201400370
  
7. **New Business:**
  - a. **578 Federal Road (Extra Space Storage) #201400524:** Site Plan Modification for a 52.8 KW Solar Rooftop System (*dec date 8/29/14*)
    1. Map titled "Renderings & Street Views" prepared by PurePower Systems dated 6/2/14 revised thru 6/6/14 – drawing # R100
      - "Overall Array Plan" dated 6/2/14 revised thru 6/6/14 – drawing # G100
  
  - b. **227 Federal Road (Jersey Mike's Subs) #201400523:** 28.8 sq. ft. Illuminated Building Sign
    1. "Front Store Elevation" prepared by Indentiti Resources dated 4/16/14 – sheet S1-2
    2. "Rear (East) Store Elevation" dated 4/16/14 – sheet S2-1
    3. "Sign Specifications" dated 4/16/14 – sheet SPEC
  
  - c. **110 Federal Road (BJ's) #201100126:** Request for final bond release of \$55,000
  
  - d. **366 Federal Road (Healthy Weighs) #201200968:** Request for final bond release of \$5,000.00
  
  - e. **28 Twilight Lane #201300766:** Request for final bond release of \$5,300.00

- f. **434 Federal Road (FW Webb Co.) #201400535:** Building and illuminated roadside signs for FW Webb
1. Spec sheet for Roadside sign prepared by Barlo Signs dated 6/19/14 – sheet 1.0
  2. Spec sheet for building sign prepared by Barlo Signs dated 6/19/14 – sheet 2.0
  3. Layout & Materials Plan prepared by CCA, LLC dated 6/4/14 revised 6/18/14 for sign location and sidewalk – sheet C1
- g. **140 Federal Rd (Chick-fil-A) #201400536:** Building and Roadside signs including directional signs, monument sign, drive thru clearance bar, drive thru menu boards with canopy and a flag pole.
1. “Site Plan” detailing sign locations prepared by AnchorSign dated 12/04/12 revised thur 6/17/14
    - “Front Elevation (South)” dated 12/4/12 revised thru 6/17/14 – A1
    - “Right Elevation (Southwest) dated 12/4/12 revised thru 6/17/14 – A2
    - “Sign Layout Detail” dated 12/4/12 revised thru 6/17/14 – A1 & A2
    - “Monument Sign Elevation” dated 12/4/12 revised thru 6/17/14 – B1
    - “D/F Directional Sign” dated 12/4/12 revised thru 6/17/14 – D4
    - “D/F Directional Sign” dated 12/4/12 revised thru 6/17/14 – D-12
    - “Clearance Bar Detail” dated 12/4/12 revised thru 6/17/14
    - “Drive Thru Canopy Detail” dated 12/4/12 revised thru 6/17/14
- h. **133 Junction Rd. (First Assembly of God) #201400534:** Site Plan Modification for the installation of walkway lights.
1. Map titled “Proposed Sidewalk Layout” prepared by William Sharp Architect and BBS Design, LLC dated 12/17/13 revised 4/1/14 – sheet SP-1
  2. “Site Photometric Calculation - sidewalk “ prepared by Apex Lighting Solutions dated 6/18/14 – sheet SL-1. B
- i. **419 Federal Rd (Sunburst Landscaping) #201400538:** Site Plan Modification to relocate employee parking, relocate trash receptical, add non-retaining wall, add earth materials storage areas (*dec date 8/29/14*)
1. Map titled “Revised Site Plan” prepared by Artel Engineering Group, LLC dated 2/22/13 revised thru 6/17/14 – sheet 1
8. **Tabled Items:**
- a. **204 Candlewood Lake Rd #201200635:** Request for first bond release of \$10,000.00
  - b. **227 Federal Rd (Buzaid Appliance) #201400465:** Illuminated 30 sq. ft. building sign
9. **Informal Discussion:**
- a.
10. **Comments of Commissioners:**
11. **Adjourn:**

**\*\*Next Regular Meeting Scheduled for July 10, 2014\*\***